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HYDERABAD, TUESDAY, JUNE 13, 2023.

NOTIFICATIONS BY GOVERNMENT

—X—

**MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT
DEPARTMENT**

(PLG.I(1))

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RECREATIONAL / OPEN SPACE USE TO RESIDENTIAL USE IN YAMJAL VILLAGE, SHAMIRPET MANDAL, MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.79, Municipal Administration & Urban Development (Plg.I(1)), 31st May, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the Notified Master Plan-2021 vide G.O.Ms.No.288, MA & UD dt:03.04.2008.

VARIATION

The site in Sy Nos. No.765, 766, 767, 768, 769, 770, 774 in Yamjal Village, Shamirpet Mandal, Medchal-Malkajgiri District to an extent of 14488.99 Sq.mts., which is presently earmarked for Recreational / Open space use Notified Master Plan -2021 vide G.O.Ms.No.288, MA & UD dt:03.04.2008, is now designated as Residential use, **subject to following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision or Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North : Agriculture land.
 South : 34 feet wide B.T road.
 East : Existing buildings.
 West : Existing G.P layout.

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM RESIDENTIAL USE TO COMMERCIAL USE IN SHAIKPET (V & M) BEARING MUNICIPAL No.8-2-269/N/29 & 30, IN SY.No. 129/67 ON ROAD No. 2 BANJARA HILLS, HYDERABAD - CONFIRMATION.

[G.O.Ms.No.80, Municipal Administration & Urban Development (Plg.I(1)), 5th June, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) vide G.O.Ms.No. 363, MA, dt:21.08.2010.

VARIATION

The site in House bearing Municipal No..8-2-269/N/29 & 30 in Sy.No129/67 of Shaikpet Village on road No.2 Banjara Hills, Hyderabad to an extent of 1086.32 Sq.mts, which is presently earmarked for Residential use in the notified Revised Development Plan (Master Plan) for GHMC circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) issued vide G.O.Ms.No.363, MA, dt:21.08.2010, is now designated as Commercial use, subject to the following conditions .

1. Commercial use will be considered on the site under reference subject to payment of 3 times of impact fee.
2. The applicant shall hand over the 18 mts /60 feet wide proposed master plan road affected area to the local body through registered gift deed at free of cost at the time of building permission.
3. The applicant shall comply all the conditions laid down in G.O.MS No, 168 MA Dt:07-04-2012 and in the G.O.MS No. 363 Dt:21-08-2010 and G.O.MS No. 766 MA Dt:18-10-2007 and other applicable G.O's.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference.

5. The owner/applicant is the whole responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice.
6. If there is any court case is pending in court of law, the Owner/applicant /developer shall be responsible for settlement of the same and if any court orders against the Owner /applicant/ developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without any notices and action will be taken as per law.
7. The Government reserves the right to cancel the CLU orders, if it is found that the permission is obtained by fraud, misrepresentation or by mistake of facts.
8. The CLU orders shall not be used as proof of the title of the Land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
9. The applicant shall not disturb the natural position of the Nala /Channel if any passing through the site.
10. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.
11. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority

SCHEDULE OF BOUNDARIES

- North : Existing 37 feet 6 inches wide B.T surface road, Same road is proposed as 60 feet (18 mts) wide in the notified master plan.
- South : Existing B.T surface road width varying from 26 feet to 29 feet.
- East : Existing Residential Building.
- West : Existing 39 feet 6 inches wide B.T surface road

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO COMMERCIAL USE IN GOUDEVELLY (V), MEDCHAL MANDAL, MEDCHAL MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.81, Municipal Administration & Urban Development (Plg.I(1)), 6th June, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified Metropolitan Development Plan-2021 issued vide G.O.Ms.No:288 MA dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Sy.No.482/A/1 & 482/B/1 of Goudevelly (V), Medchal Mandal, Medchal Malkajgiri District to an extent of 1823.96 Sq.Mtrs., which is presently earmarked as Conservation use as per the notified Metropolitan Development Plan - 2021 approved vide G.O.Ms.No.288, MA & UD dt:03.04.2008, is now designated as Commercial use, **subject to the following conditions:**

1. The applicant shall obtain prior permission from HMDA before undertaking any development in the site under reference.
2. The owners / applicants shall handover the areas affected under the notified roads to the local bodies at free of cost.
3. The owners / applicants shall develop the roads free of cost as may be required by the local authority.
4. The title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., urban Development Authorities / Municipal Corporations/ Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.

5. The Change of land use shall not be used as the sole reason for obtaining exemption from the provision of Urban Land Ceiling Act, 1976. i) The above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling and A.P. Agriculture Ceiling Act.
6. The Owners / applicants are solely responsible for any mis-representation with regard to ownership/title. Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
7. The change of land use shall not be used as the proof of any title of the land.
8. The change of land use does not bar any public agency including Hyderabad Metropolitan Development Authority/Local Authority to acquire land for any public purpose as per law.
9. The Owner / applicant before undertaking developmental activity in the site under reference existing buildings should be demolished.
10. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.

SCHEDULE OF BOUNDARIES

North : 30.0m wide road in Sy.No.483p of Goudevelly (V)
 South : Sy.No.482p of Goudevelly (V)
 East : Sy.No.482p of Goudevelly (V)
 West : Sy.No.482p of Goudevelly (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM CONSERVATION USE TO RESIDENTIAL USE IN NIZAMPET (V), BACHUPALLY (M), MEDCHAL-MALKAJGIRI DISTRICT - CONFIRMATION.

[G.O.Ms.No.82, Municipal Administration & Urban Development (Plg.I(1)), 6th June, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the notified HUDA Master Plan - 2021 issued vide G.O.Ms.No:288 MA dt: 03.04.2008, as required by sub-section (1) of the said section.

VARIATION

The site in Plot No.236 of Sy.No.380 of Nizampet (V), Bachupally (M), Medchal-Malkajgiri District, to an extent of 167.52 Sq.mtrs which is presently earmarked as Conservation use as per HUDA Master Plan - 2021 approved by the Government vide G.O.Ms.No: 288, MA dt: 03.04.2008, is now designated as Residential use, subject to the following conditions:

- a) The applicant shall comply with the conditions laid down in the G.O.Ms.No.168, dt:07.04.2012 and in the G.O.Ms.No.288, dt.03.04.2008.
- b) The applicant shall obtain prior permission from HMDA/ GHMC before undertaking any development on the site under reference.
- c) The applicant is whole responsible if any discrepancy occurs in the ownership aspects ULC aspects & if any litigations occurs, the change of land use orders will be withdrawn without any notice.
- d) If there is any court case is pending in court of law, the applicant / developer shall be responsible for settlement of the same and if any court orders against the applicant / developers, the approved CLU orders will be withdrawn and deemed to have been cancelled without notices and action will be taken as per law.

- e) The Government reserves the right to cancel the CLU orders, if it is found the permission is obtained by fraud, misrepresentation or by mistake of facts.
- f) The change of land use shall not be used as proof of the title of the land. The CLU orders shall not mean responsibilities or clearance of ownership of the site and easement rights.
- g) The applicant shall not disturb the Natural position of the NALA / Channel if any passing through the site.
- h) The applicant has to fulfill any other conditions as may be imposed by the Competent Authority.
- i) The Change of land use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law.

SCHEDULE OF BOUNDARIES

North : Existing Building in Plot No. 235 in Sy.No.380 of Nizampet (V)
 South : Existing Building in Plot No. 237 in Sy.No.380 of Nizampet (V)
 East : 30 feet wide CC approach road
 West : Existing Building in Plot No. 224 in Sy.No.380 of Nizampet (V)

VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR CHANGE OF LAND USE FROM PARK USE TO RESIDENTIAL USE OF THE SITE IN H.No. 8-2-471 (NEW), T.S.No.1 (2), WARD No. 89, BLOCK-L, IN SY.No. 112, SITUATED AT ROAD No.1, BANJARA HILLS, HYDERABAD - CONFIRMATION.

[G.O.Ms.No.83, Municipal Administration & Urban Development (Plg.I(1)), 7th June, 2023.]

In exercise of the powers conferred by sub-section (1) of section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008), the Government hereby makes the following variation to the land use envisaged in the revised Master Plan of erstwhile MCH area (HMDA core Area) vide G.O.Ms.No.363 MA, dated:21.08.2010, as required by sub-section (1) of the said section.

VARIATION

Whereas, one M/s.Shrihan Properties LLP applied for Building permission in GHMC vide application No.1/C18/03980/2020 for construction of Residential Building consisting of (2) Cellars, G+4 Upper floors in an extent of 1836.44 Sq.yds. located at Premises H.No.8-2-471, T.S. No.1/2 Ward No.89, Block-L in Sy No.112, Banjara Hills, Hyderabad. The said application was examined the GHMC and GHMC has rejected the application vide their Lr.No. 18/03980/2020 dt.04.01.2021 on the ground that the above site is earmarked for park in the Layout Plan known as Tareeq Mirza Layout bearing Permit No.7/57 in file No.34/TP/A2/75, dt.07.12.1978.

2. Aggrieved by the above rejection letter, the M/s.Shrihan Properties LLP approached the Hon'ble High Court and filed Writ Petition No.18899/2021 with a prayer to issue an appropriate order or any other Writ order declaring the action of the respondents (GHMC) in rejecting the building application dt.25.02.2020 is illegal, arbitrary, colourable exercise of power, abuse of process of law. The Hon'ble High Court disposed the above Writ Petition No.18899/2021 on dt.15.06.2022 and the operative portion of the orders passed by the Hon'ble High Court is as follows :

"Hence, the respondent HMDA shall take appropriate steps to delete the subject land from the open zone and consequently, the GHMC shall process the petitioner's application for building permission in accordance with law. The entire exercise shall be completed within a period of four months from the date of receipt of a copy of this order".

3. In pursuance of the above orders, M/s. Shrihan Properties LLP have requested the HMDA to implement the above said order dt.15.06.2022 and delete the subject land from Open Space Use Zone(Park) from the Master Plan and issue Land Use Certificate and also requested the GHMC to process the building application filed by them vide application No.1/C18/03980/2020 dt.25.02.2022.

4. In compliance of the above order dt.15.06.2022 passed by the Hon'ble High Court in WP No.18899/2021, HMDA has examined the request of M/s. Shrihan Properties LLP for change of land use and informed the M/s. Shrihan Properties LLP vide Letter No.WP18899/2021/CA Unit/HMDA/2022 dt.10.10.2022 that the request made by him for change of land use cannot be considered as the GHMC is claiming it as layout open space.

5. Subsequently, M/s.Shrihan Properties LLP have filed a Contempt Case vide CC No.2154 of 2022 and made Metropolitan Commissioner, HMDA, as one of the contemnor / respondent. The said Contempt Case was listed on 23.12.2022 and the HMDA has brought to the kind notice of the Hon'ble High Court about the order passed by HMDA. The Hon'ble High Court taken a serious view that when a positive order is passed in WP No.1889/2021, HMDA cannot reject the Change of land use and directed the HMDA to delete the petitioner (i.e., M/s.Shrihan Properties LLP land from Open space (Park) zone to Residential Zone. In pursuance of the observations made by Hon'ble High Court, HMDA has withdrawn the letter dt.10.10.2022 and on dt.24.12.2022 HMDA has sent the CLU proposal to the Government as HMDA is not Competent Authority to change the land use in the master plan at their level.

6. In pursuance of the CLU proposal received from HMDA, as required under HMDA Act 2008, Government have issued draft notification calling for objections and suggestions from the general public on the proposed Change of Land use from Park use to Residential Use Zone, in H.No.8-2-471(new), in TS No.1/2, Ward No.89, Block-L in Sy No.112, situated at Road No.1, Banjara Hills, Hyderabad in an extent of 1836.44 Sq.yds. As required under HMDA Act 2008, the above draft notification was published in 2 local news papers (The Pioneer and Namaste Telangana) on 25.01.2023 calling for objections / suggestions from general public on the proposed change of land use. Simultaneously, Government have filed appeal in W.A.No.89/2023 against the order dated:15.06.2022 issued in W.P.No.18899/2021 and same is pending for adjudication before the Hon'ble High Court.

7. In pursuance of the draft notification issued by the Government, certain objections have been received by the Government with a request to not convert the land use from Park use to Residential use and same were examined and rejected by the Government vide letter No.12232/Plg.I(1)/2022. Dt.20.02.2023. Aggrieved by the rejection orders, one of the objection petitioner i.e, Smt. Swaroopa Devi has filed a Writ Petition in W.P.No.5251/2023 before the Hon'ble High Court and the Hon'ble High Court in their order dt.16.03.2023 has passed an order directing the Government to consider the objections raised by Petitioner (i.e, Smt. Swaroopa Devi) duly taking into account all the documents enclosed in support of the subject property and after hearing all the necessary parties/stake holders and if it is necessary, after providing personal hearing opportunity to the parties and to pass appropriate orders, strictly in accordance with law.

8. In compliance of the orders passed by the Hon'ble High Court in W.P.No.5251/2023, conducted the personal hearing on 11.04.2023. All the parties i.e, representatives of M/s Srihan Properties, representatives of Mrs Swaroopa Devi and the officials of GHMC were present and submitted their contentions. Heard all the parties. On perusal of documents submitted by GHMC it is observed that M/s. Shrihan Properties LLP is requesting to consider the change of land use claiming that the subject land admeasuring an extent 1836.44 Sq.yds in Sy No.112 of Banjara Hills, Hyderabad is a private land and belongs to them by virtue of Hiba Nama executed in the year 1968 by one Mr.Sajjad Mirza in favour of Sri. Asaduzzmah Khan

and subsequent Development Agreement cum General Power of Attorney (DAGPA) executed in favour of them by Mr. Zia Ahmed Irfan and 4 others (who are said to be the legal heirs of Sri. Asaduzzmah Khan,). Whereas, GHMC is claiming that the above site is earmarked for park in the Layout Plan known as Tareeq Mirza Layout bearing Permit No.7/57 in file No.34/TP/A2/75, dt.07.12.1978.

9. On perusal of documents submitted by GHMC, M/s Srihan Properties and the representatives of Mrs. Swaroopa Devi it was observed that :

- (1) In the year 2000, one Smt. Viqarunnisa Begum wife of late Sri. Asaduzzmah Khan who was claiming ownership on the subject land on the basis of a Hiba Nama executed in favor of her husband by his uncle Mr. Sajjad Mizra, have filed a suit in OS No.1549 of 2000 against GHMC alleging that the Officials of the GHMC have demolished the room and boundary wall of the subject land and removed the gate and that she was unable to protect her possession and prayed for a injunction against GHMC to not to interfere with her possession. The GHMC has denied the said allegations and contended that the schedule property is public park and contested the case. The said Suit was allowed by the Hon'ble 4th Junior Civil Judge, City Civil Court, Hyderabad on dt.22.03.2005. Aggrieved by the same, GHMC has filed appeal in AS No.336/2006 before the IIIrd Addl. Chief Judge, City Civil Court, Hyderabad challenging the above judgment and the same was allowed by Hon'ble IIIrd Addl. Chief Judge on dt.05.10.2007 and dismissed the suit OS No.1549/2000. Against the said judgment and decree dt.05.10.2007 in AS No.336/2006, Smt.Nafeez Mirza and 3 others who are claiming as legal heirs of Smt. Viqarunnisa Begum have preferred the second Appeal in SA No.78/2008, before the Hon'ble High Court. The GHMC has also filed SA No.998/2008, before the Hon'ble High Court to the extent of adverse remarks made in the said judgment in AS No.336/2006.
- (2) The Hon'ble High Court by their common judgment dt.14.11.2008 in SA No.78/2008 and SA No.998/2008 allowed the appeal of the Smt.Nafeez Mirza and 3 others (who are said to be the legal heirs of Smt. Viqarunnisa Begum). The GHMC carried the matter to the Hon'ble Supreme Court by filing Special Leave Appeal (Civil) Petition No.29130 to 29132 of 2009 against the common decree and judgment dt.14.11.2008 in SA No.78/2008 and SA No.998/2008 including the order made in S.A.M.P. No.1773/2008. The Special Leave Petitions were dismissed by Hon'ble Supreme Court with the following orders :
"In case the petitioner (i.e., GHMC) intends to file any suit for declaration of title against the respondents, the observations made by the High Court in the Impugned order shall have no bearing on the title suit to be so filed by the Corporation. The suit shall be decided on its own merits uninfluenced by the observations made in the impugned order."
- (3) In pursuance of the above orders of Hon'ble Supreme Court, GHMC has filed OS NO.704/2010 with a prayer to declare that the GHMC is the owner and possessor of the plaint schedule park and for consequential perpetual injunction, restraining the defendants (Smt.Nafeez Mirza and 3 others) their men, servants, henchmen, agents, etc from any way entering into the suit land or alienating the same by interfering with the plaintiffs (GHMC) possession and enjoyment of the plaint schedule park or any park thereof. Alternatively for a declaration that the plaintiff (GHMC) is owner of the plaint schedule property and for recovery of

vacant possession thereof by the plaint after rejecting the defendants, their men, servants, henchmen, agents etc along with costs. The above suit was dismissed by the Hon'ble XIth Addl. Chief Judge, City Civil Court, Hyderabad on 25.06.2015. While dismissing the above said suit the Hon'ble Civil Court has observed that, "the documents filed by the defendants (i.e, Smt. Nafeez Mirza and 3 others who are said to be the legal heirs of Smt. Viqarunnisa Begum) marked under Exs.B-1 to B-13 failed to prove their title and ownership over suit schedule property. But the defendants clearly proved that they are in peaceful possession and enjoyment of the suit schedule property".

- (4) The above orders were challenged by GHMC before the Hon'ble High Court in CCCA No.68/2022 and the GHMC in their letter No.1/C18/03980/2020 Dt.08.05.2023 have brought to the notice of the Government that the Hon'ble High Court in their order dt.28.04.2023 in IA No.2/2022 in CCCA No.68/2022 have pleased to grant interim suspension of orders dt 25.06.2015 in OS.No.704/2010 passed by the Hon'ble City Civil Court as prayed for by GHMC and the operative portion of the above order is as follows :

"As learned counsel for the respondents agrees for granting of interim relief sought in this IA there shall be interim suspension as prayer for"

- (5) On perusal of Hiba Nama dt.15.04.1968, it was observed that there is no mention of any Plot Number or boundaries, except saying some 2000 Sq.yds out of Ac.7.27 Gts in Sy No.129 is given on gift and the same is also observed by the Hon'ble Civil Court in OS No.704/2010 and the Hon'ble Civil Court has given finding that defendants (i.e., Smt. Nafeez Mirza and 3 others who are said to be the legal heirs of Smt. Viqarunnisa Begum and her husband Sri. Asaduzzmah Khan who have executed DAGPA in favour of Shrihan Properties LLP) failed to prove their title and ownership on the suit schedule property. Smt. Nafeez Mirza and 4 others who have executed the DAGPA to Shrihan Properties LLP did not challenge the same till date. Further, it was observed that, in the Hiba Nama survey number is mentioned as 129/P of Shaikpet village. Whereas, in the DAGPA the survey number is mentioned as 112. As such there is no co-relation between Hiba Nama & DAGPA.

10. In OS No.704/2015 it is held by Hon'ble Civil Court that the defendants (i.e., Smt. Nafeez Mirza and 3 others who are said to be the legal heirs of Smt. Viqarunnisa Begum and her husband Sri. Asaduzzmah Khan and have executed DAGPA in favour of Shrihan Properties LLP) failed to prove their title over the suit schedule property.

11. In view of the above circumstances, the request of Shrihan Properties LLP for Change of Land use from Park use to Residential use could not be considered by the Government at this stage and same was informed to Shrihan Properties LLP vide Government Letter No.12232/Plg I (1) / 2022 Dt 22.05.2023.

12. The above letter was brought to the kind notice of Hon'ble High Court on 05.06.2023 in Contempt Case No.2154/2022. The Hon'ble High Court has taken serious note of the same and held that when a positive order is passed in W.P.No.18899/2021 on 15.06.2022, the Change of Land use cannot be rejected on any grounds and posted the Contempt Case on 09.06.2023 for compliance of order dt 15.06.2022 passed in W.P.No.18899/2021 and for final hearing.

13. In pursuance of the observations made by the Hon'ble High Court on 05.06.2023, Government have re-considered the entire issue and hereby issue the following orders in supersession of earlier orders issued in Government Letter No.12232/Plg/I(1)/2022 Dt. 22.5.2023:

"The site in Pr.No. H.No.8-2-471(new), T.S No.1(2), Ward No.89, Block-L, in Sy.No.112, situated at Road No.1, Banjara Hills, Hyderabad measuring an extent of 1836.44 Sq.Yrds, which is presently earmarked for Park use in the notified Revised Development Plan (Master Plan) for GHMC Circle-X (old circle No.V) of erstwhile Municipal Corporation of Hyderabad area (HMDA core area) approved vide G.O.Ms.No.363, MA, dt:21.08.2010, is now designated as Residential Use subject to final outcome of W.A.No.89/2023 (filed by Government) and CCCA.No.68/2022 (filed by GHMC) and subject to following conditions :-

1. The Change of Land Use orders shall not confer any title.
2. The Change of Land Use orders shall not be used as proof of the title of the Land.
3. The GHMC shall collect necessary Conversion Charges as per G.O.Ms.No.223 M.A., Dt. 30.8.2016 at the time of building permission and shall transfer the same to HMDA in due course.
4. The applicant shall obtain prior permission from GHMC before undertaking any development on the site under reference
5. The applicant shall handover the road widening portion as per master plan while obtaining building permission from GHMC
6. The owner/applicant is the solely responsible if any discrepancy occurs in the ownership aspects and ULC aspects and if any litigation occurs, the CLU orders will be withdrawn without any notice
7. The Government reserves the right to cancel the CLU orders, if it is found that the change of land use is obtained by fraud, misrepresentation or by mistake of facts.
8. The Change of land Use does not bar any public agency including HMDA/Local Authority to acquire land for any public purpose as per law
9. The applicant has to fulfill any other conditions as may be imposed by the Competent Authority

SCHEDULE OF BOUNDARIES

North : Existing 9mtrs wide road (proposed 18 Mts)
South : Existing Houses and dead-end road
East : Existing Houses
West : Existing Houses

ARVIND KUMAR,
Special Chief Secretary to Government.

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